

Landowner-Specific Narrative Summary**Shirley Emerson and the Logan S. Ladage, Jr. Revocable Trust dated November 20, 1991**

ATXI has been unsuccessful in obtaining an easement from Shirley Emerson and the Logan S. Ladage, Jr. Revocable Trust dated November 20, 1991. Mr. Logan Ladage is the trustee of the Trust. Ms. Shirley Emerson and Mr. Logan Ladage are brother and sister, and have negotiated with ATXI as a group. Ms. Emerson owns two parcels at issue totaling approximately 160 acres along the Meredosia to Pawnee segment of the Project in Sangamon County, Illinois. The parcels have been designated internally as A_ILRP_MP_SA_091 and 092. The Trust owns four parcels at issue totaling approximately 183 acres along the Meredosia to Pawnee segment of the project in Sangamon County, Illinois. The parcels have been designated internally as A_ILRP_MP_SA_093, 094, 095, and 096. As summarized on ATXI Exhibit 2.1, ATXI has contacted, or attempted to contact, Ms. Emerson and/or Mr. Ladage, or their attorney, regarding acquiring an easement across the property on at least 38 occasions, including at least 15 emails, 11 in-person meetings, 4 letters, 4 phone calls, and 3 voicemails.

A land agent began attempting to contact Ms. Emerson and Mr. Ladage by phone, and mailed initial offers to the landowners in early April 2014. In a phone conference on April 17, 2014, the landowners informed the agent of their involvement in a Conservation Reserve Program (CRP) and discussed pole placement relative to the CRP and wetland areas, also discussed were the crop yields and the owners furnishing historical yields and necessity for survey.

On April 28, 2014, ATXI received a letter stating that attorney Mr. Andrew White would represent Ms. Emerson and the Trust in negotiations with ATXI. ATXI's attorneys negotiated with Mr. White regarding the language of the easement document and a confidential settlement agreement.

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On October 24, 2014, Mr. White requested that a pole on the Trust property be relocated to avoid the land within the CRP and a waterway on A_ILRP_MP_SA_093. ATXI was able to accommodate this request, and informed Mr. White on November 11, 2014. On that same day, ATXI provided updated appraisals for Ms. Emerson's property and the Trust property. The updated appraisal resulted in an increase in the per-acre value of Ms. Emerson's property, and ATXI increased its offer to reflect that value. There was no change to the per-acre value of the Trust property (A_ILRP_MP_SA_093).

On March 20, 2015, ATXI received a counteroffer applicable to the Trust property. The counteroffer requested a significant payment in damages, as well as increase in price per acre. ATXI responded to this counteroffer on May 29, 2015, after consulting with its appraisers. The appraisers did not feel the requested increase in per-acre value was warranted, but ATXI increased its offered per-acre value slightly in the interest of settlement. ATXI also offered to include additional terms in the easement agreement to address the Trust's concerns regarding soil damages, rather than providing compensation.

On June 8, 2015, ATXI received a letter stating that attorney Mr. Barry Hines would represent Ms. Emerson and the Trust in further negotiations with ATXI. Ms. Emerson and the Trust are now part of the Dowson/Thoma group and their parcel are included in the Dowson/Thoma group counteroffer. ATXI's response to the Dowson/Thoma group counteroffer is discussed in Section VI of my direct testimony (ATXI Exhibit 2.0).

Despite ATXI's efforts over a period of more than a year, the parties have a fundamental disagreement regarding the appropriate amount of compensation for the necessary easements. ATXI will continue to negotiate with Ms. Emerson and the Trust, and the group, to the extent they are willing to engage in negotiations with ATXI. However, voluntary agreement in a time

Landowner-Specific Narrative Summary

Shirley Emerson and the Logan S. Ladage, Jr. Revocable Trust dated November 20, 1991

frame supportive of this line segment's in-service date is unlikely, and therefore ATXI requests eminent domain authority over these parcels.

Agent Checklist with Landowner

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
2. Initial appointment set for 4-4-14 ☐
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter: ☒
 - a. Ask if the landowner read 14 days letter
 - b. Does landowner have any questions regarding letter:

7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner: ☒
 - a. Provide Fact Sheet about the project
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☒
11. Complete Construction Questionnaire, including name of tenant, if applicable ☒
12. Provide EMF brochure, if requested ☒
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign) Chau H. Nguyen ☒

Sangamon County, IL

Tax Id: 34-36-400-001, 34-36-200-002

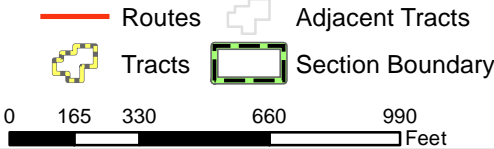


Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.



Shirley L. Emerson

Tract No.:A_ILRP_MP_SA_091

Date: 7/10/2015

EXHIBIT "A"

A 9.221 ACRE TRACT OF LAND SITUATED IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 AND THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 13 NORTH, RANGE 6 WEST OF THE 3RD PRINCIPAL MERIDIAN, SANGAMON COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED AS TRACT I IN DEEDS TO SHIRLEY L. EMERSON, RECORDED IN DOCUMENT NO. 1999R07664 AND DOCUMENT NO. 1999R07665 OF THE DEED RECORD OF SANGAMON COUNTY, ILLINOIS (D.R.S.C.I.) AND DESCRIBED IN DEED TO SHIRLEY L. EMERSON, RECORDED IN DOCUMENT NO. 2001R05376, D.R.S.C.I. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF SAID SOUTH 1/2, FROM WHICH A 3/8-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4 BEARS NORTH 01 DEGREES 26 MINUTES 58 SECONDS WEST, A DISTANCE OF 2,419.08 FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1043504.70, E:2427678.06;

THENCE SOUTH 01 DEGREES 26 MINUTES 58 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 150.05 FEET TO A POINT FOR CORNER;

THENCE WEST, LEAVING SAID EAST LINE, A DISTANCE OF 483.80 FEET TO A POINT FOR CORNER;

THENCE SOUTH 73 DEGREES 55 MINUTES 37 SECONDS WEST, A DISTANCE OF 749.98 FEET TO A POINT FOR CORNER;

THENCE SOUTH 88 DEGREES 55 MINUTES 18 SECONDS WEST, A DISTANCE OF 1,444.22 FEET TO A POINT FOR CORNER IN THE WEST LINE OF SAID NORTH 1/2, FROM WHICH A 1-INCH IRON PIPE FOUND AT THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 BEARS SOUTH 01 DEGREES 17 MINUTES 16 SECONDS EAST, A DISTANCE OF 2,578.52 FEET;

THENCE NORTH 01 DEGREES 17 MINUTES 16 SECONDS WEST, ALONG THE WEST LINE OF SAID NORTH 1/2 AND THE WEST LINE OF SAID SOUTH 1/2, A DISTANCE OF 150.00 FEET TO A POINT FOR CORNER;

THENCE NORTH 88 DEGREES 55 MINUTES 18 SECONDS EAST, LEAVING THE WEST LINE OF SAID SOUTH 1/2, A DISTANCE OF 1,425.02 FEET TO A POINT FOR CORNER;

THENCE NORTH 73 DEGREES 55 MINUTES 37 SECONDS EAST, A DISTANCE OF 751.42 FEET TO A POINT FOR CORNER;

THENCE EAST, A DISTANCE OF 501.18 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 401,671 SQUARE FEET OR 9.221 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), WEST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.

Michael W. Gerberick

MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 035-002683
STATE OF ILLINOIS PROFESSIONAL
DESIGN FIRM LICENSE NO. 184.006475

DATE: 03/25/2015



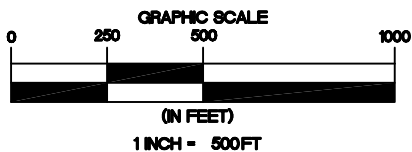


EXHIBIT "A"

ATXI Exhibit 2.3 (Part T)

Page 7 of 12

JEROLD DAMBACHER,
LIFE ESTATE,
AND
DOROTHY EVANS,
LIFE ESTATE, THEN
TO THE LIVING
DESCENDANTS OF
JEROLD DAMBACHER
AND DOROTHY EVANS
CAUSE NO.
2006-P-651
C.R.S.C.I.
A_ILRP_MP_SA_087
A_ILRP_MP_SA_088
A_ILRP_MP_SA_090

PROPOSED 150'
WIDE EASEMENT
9.221 ACRES
(401,671 S.F.)

TRACT I
SHIRLEY L. EMERSON
DOCUMENT NO. 1999R07664
DOCUMENT NO. 1999R07665
D.R.S.C.I.
AND
SHIRLEY L. EMERSON
DOCUMENT NO. 2001R05376
D.R.S.C.I.
A_ILRP_MP_SA_091
A_ILRP_MP_SA_092

P.O.B.
GRID COORDINATES
N:1043504.70
E:2427678.06

S01°17'16"E 2578.52'
P.O.R.-1" IRON PIPE FOUND
SW COR SE 1/4 SEC 36

SECTION 36
TOWNSHIP 13N
RANGE 6W

TRACT I
SHIRLEY L. EMERSON
DOCUMENT NO. 1999R07664
DOCUMENT NO. 1999R07665
D.R.S.C.I.
AND
SHIRLEY L. EMERSON
DOCUMENT NO. 2001R05376
D.R.S.C.I.
A_ILRP_MP_SA_091
A_ILRP_MP_SA_092

LOGAN S. LADAGE, JR.
REVOCABLE TRUST
DOCUMENT NO. 2010R07566
D.R.S.C.I.
A_ILRP_MP_SA_093
A_ILRP_MP_SA_094
A_ILRP_MP_SA_095
A_ILRP_MP_SA_096

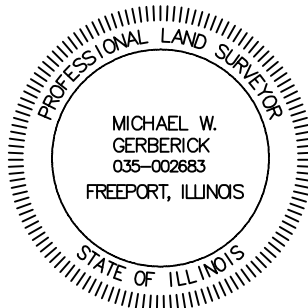
LADAGE ROAD

SECTION LINE

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S01°26'58"E	150.05'
L2	N90°00'00"W	483.80'
L3	S73°55'37"W	749.98'
L4	S88°55'18"W	1444.22'
L5	N01°17'16"W	150.00'
L6	N88°55'18"E	1425.02'
L7	N73°55'37"E	751.42'
L8	N90°00'00"E	501.18'

LEGEND

C.R.S.C.I. COURT RECORDS
SANGAMON COUNTY, ILLINOIS
D.R.S.C.I. DEED RECORDS
SANGAMON COUNTY, ILLINOIS
P.O.B. POINT OF BEGINNING
P.O.R. POINT OF REFERENCE
△ CALCULATED POINT
--- SECTION LINE
--- SUBJECT PROPERTY LINE
--- PROPERTY LINE
--- PROPOSED EASEMENT CENTERLINE
--- PROPOSED EASEMENT



Michael W. Gerberick

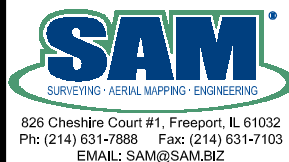
MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
NO. 035-002683 - STATE OF ILLINOIS
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184.006475 - STATE OF ILLINOIS

NOTES:

1. THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
2. REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 03/25/2015
SCALE: 1" = 500'
TRACT ID: A_ILRP_MP_SA_091
DRAWN BY: KAS



150' TRANSMISSION
LINE EASEMENT
MEREDOSIA TO PAWNIE
SECTION 36, TOWNSHIP 13 NORTH, RANGE 6 WEST
OF THE 3RD PRINCIPAL MERIDIAN
SANGAMON COUNTY, ILLINOIS

Agent Checklist with Landowner

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
2. Initial appointment set for 4-4-14 ☐
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter: ☒
 - a. Ask if the landowner read 14 days letter
 - b. Does landowner have any questions regarding letter:

7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner: ☒
 - a. Provide Fact Sheet about the project
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☒
11. Complete Construction Questionnaire, including name of tenant, if applicable ☒
12. Provide EMF brochure, if requested ☒
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign) Chandra M. M. M. ☒

Sangamon County, IL

Tax Id: 35-31-300-001, 35-31-100-003, 35-31-200-003, 35-31-400-001

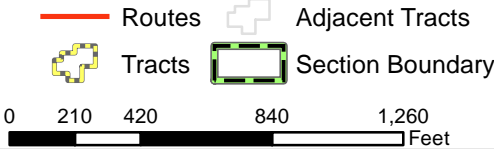


Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.



Logan S. Ladage, Jr. Revocable Trust
dated November 20, 1991

Tract No.:A_ILRP_MP_SA_093

Date: 7/10/2015

EXHIBIT "A"

A 13.229 ACRE TRACT OF LAND SITUATED IN THE NORTHWEST 1/4, THE WEST 1/2 OF THE NORTHEAST 1/4, THE NORTH 1/2 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 31, TOWNSHIP 13 NORTH, RANGE 5 WEST OF THE 3RD PRINCIPAL MERIDIAN, SANGAMON COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO LOGAN S LADAGE, JR. REVOCABLE TRUST, RECORDED IN DOCUMENT NO. 2010R07566 OF THE DEED RECORDS OF SANGAMON COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 31, FROM WHICH A 3/8-INCH IRON ROD FOUND AT THE EAST COMMON CORNER OF SECTIONS 25 AND 36, TOWNSHIP 13 NORTH, RANGE 6 WEST OF THE 3RD PRINCIPAL MERIDIAN BEARS NORTH 01 DEGREES 26 MINUTES 58 SECONDS WEST, A DISTANCE OF 2,419.08 FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1043504.70, E:2427678.06;

THENCE EAST, LEAVING SAID WEST LINE, A DISTANCE OF 1,012.48 FEET TO A POINT FOR CORNER;

THENCE SOUTH 85 DEGREES 24 MINUTES 31 SECONDS EAST, A DISTANCE OF 1,494.50 FEET TO A POINT FOR CORNER;

THENCE NORTH 88 DEGREES 44 MINUTES 05 SECONDS EAST, A DISTANCE OF 1,335.23 FEET TO A POINT FOR CORNER IN THE EAST LINE OF SAID WEST 1/2;

THENCE SOUTH 01 DEGREES 06 MINUTES 54 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 77.60 FEET TO THE SOUTHEAST CORNER OF SAID WEST 1/2;

THENCE SOUTH 01 DEGREES 09 MINUTES 12 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 72.40 FEET TO A POINT FOR CORNER, FROM WHICH A 3/8-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 BEARS SOUTH 28 DEGREES 10 MINUTES 18 SECONDS EAST, A DISTANCE OF 2,911.80 FEET;

THENCE SOUTH 88 DEGREES 44 MINUTES 05 SECONDS WEST, LEAVING THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 1,342.56 FEET TO A POINT FOR CORNER;

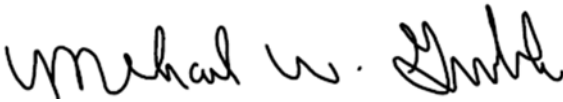
THENCE NORTH 85 DEGREES 24 MINUTES 31 SECONDS WEST, A DISTANCE OF 1,496.16 FEET TO A POINT FOR CORNER;

THENCE WEST, A DISTANCE OF 1,002.67 FEET TO A POINT FOR CORNER IN SAID WEST LINE;

EXHIBIT "A"

THENCE NORTH 01 DEGREES 26 MINUTES 58 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 150.05 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 576,267 SQUARE FEET OR 13.229 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), WEST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.



MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 035-002683
STATE OF ILLINOIS PROFESSIONAL
DESIGN FIRM LICENSE NO. 184.006475

DATE: 06/08/2015



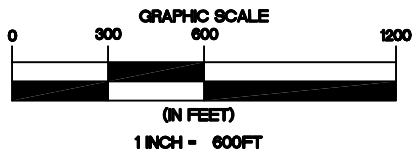
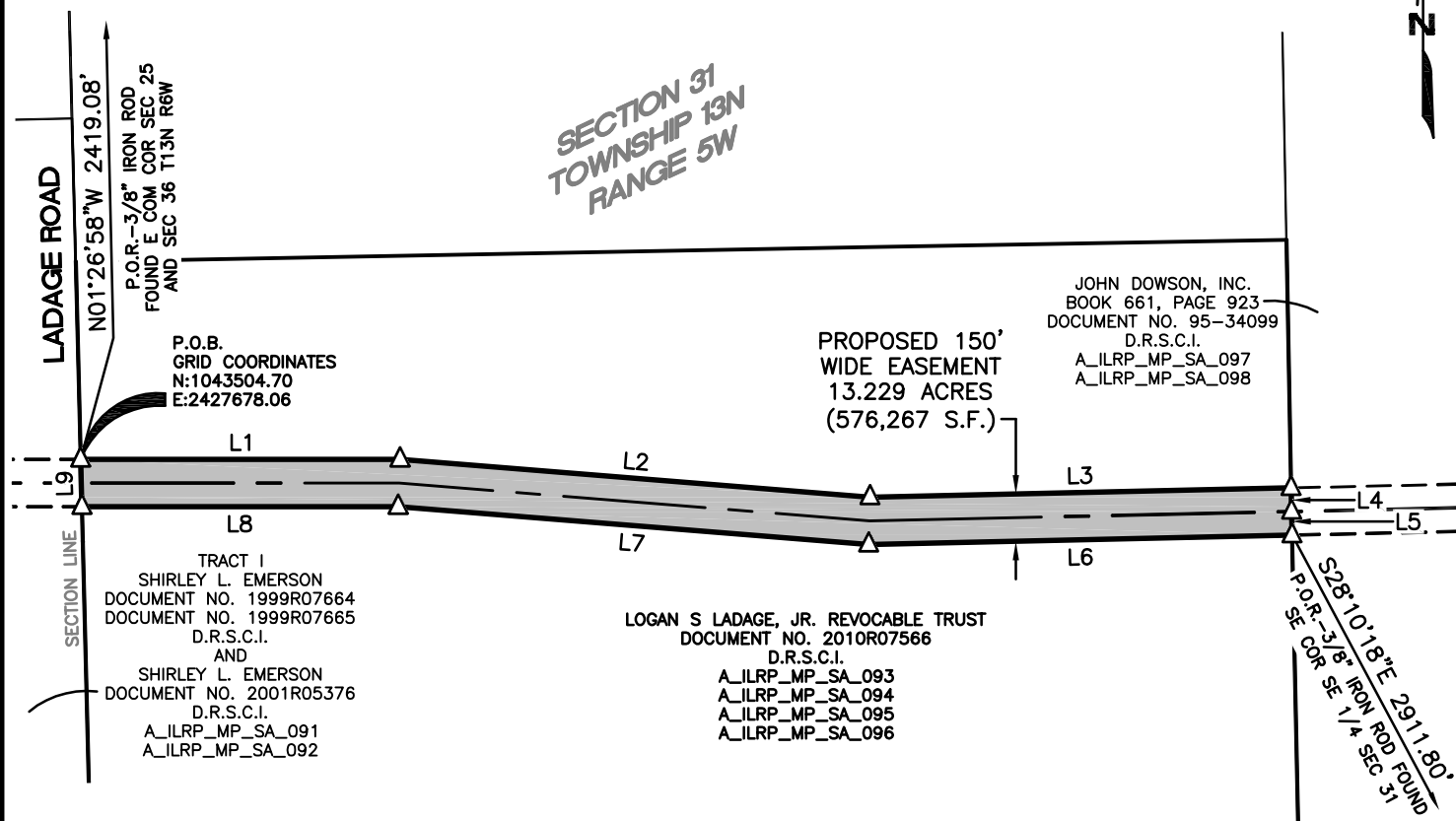


EXHIBIT "A"

ATXI Exhibit 2.3 (Part T)
Page 12 of 12

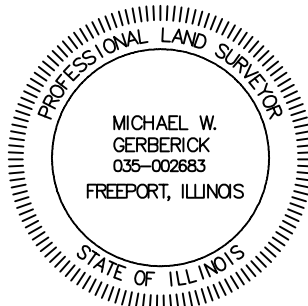


LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N90°00'00"E	1012.48'
L2	S85°24'31"E	1494.50'
L3	N88°44'05"E	1335.23'
L4	S01°06'54"E	77.60'
L5	S01°09'12"E	72.40'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L6	S88°44'05"W	1342.56'
L7	N85°24'31"W	1496.16'
L8	N90°00'00"W	1002.67'
L9	N01°26'58"W	150.05'

LEGEND

D.R.S.C.I.	DEED RECORDS SANGAMON COUNTY, ILLINOIS
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
△	CALCULATED POINT
---	SECTION LINE
---	SUBJECT PROPERTY LINE
---	PROPERTY LINE
---	PROPOSED EASEMENT CENTERLINE
---	PROPOSED EASEMENT



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SHEET 03 OF 03

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 06/08/2015
SCALE: 1"=600'
TRACT ID: A_ILRP_MP_SA_093
DRAWN BY: AMS



150' TRANSMISSION
LINE EASEMENT
MEREDOSIA TO PAWNEE
SECTION 31, TOWNSHIP 13 NORTH, RANGE 5 WEST
OF THE 3RD PRINCIPAL MERIDIAN
SANGAMON COUNTY, ILLINOIS